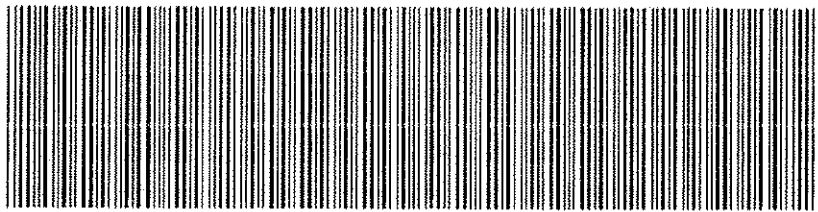


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2016011401087001001EE119

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 3**

**Document ID: 2016011401087001**

**Document Date: 09-03-2014**

**Preparation Date: 01-14-2016**

**Document Type: ASSIGNMENT, MORTGAGE**

**Document Page Count: 1**

**PRESENTER:**

RED(VISION) PICK-UP RED (VISION)  
16 COURT STREET 7TH FLOOR SUITE 714  
PARTNERS ABSTRACT 200119-Q  
BROOKLYN, NY 11241  
000-000-0000  
TASHAWNA.BEST@REDVISION.COM

**RETURN TO:**

C/O THE MARGOLIN & WEINREB LAW GROUP,LLP  
165 EILEEN WAY  
SYOSSET, NY 11791

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
QUEENS	11240	41	Entire Lot	221-02 114TH AVENUE
<b>Property Type: DWELLING ONLY - 1 FAMILY</b>				

**CROSS REFERENCE DATA**

**CRFN: 2007000311294**

**PARTIES**

**ASSIGNOR/OLD LENDER:**

MERS AS NOMINEE  
PO BOX 2026  
FLINT, MI 48501

**ASSIGNEE/NEW LENDER:**

OCWEN LOAN SERVICING,LLC  
1661 WORTHINGTON ROAD SUITE 100  
WEST PALM BEACH, FL 33409

☒ Additional Parties Listed on Continuation Page

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL:** \$ 0.00

Recording Fee: \$ 42.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE**

**OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 01-22-2016 16:10

City Register File No.(CRFN):

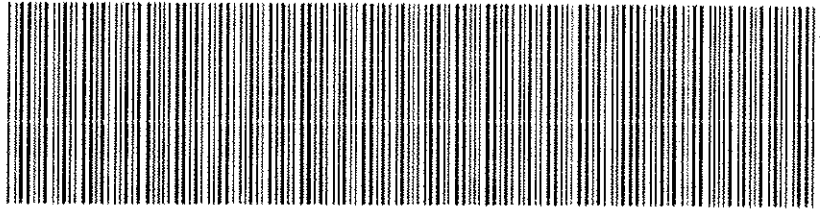
**2016000022461**



*Annette McMill*

*City Register Official Signature*

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2016011401087001001CE399

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 3

Document ID: 2016011401087001

Document Date: 09-03-2014

Preparation Date: 01-14-2016

Document Type: ASSIGNMENT, MORTGAGE

**PARTIES**

**ASSIGNOR/OLD LENDER:**

CAPITAL ONE HOME LOANS,LLC

PO BOX 2026

FLINT, MI 48501

When Recorded Return To:  
c/o The Margolis + Weinreb Law Group, LLP  
165 Eileen Way  
Syosset, New York 11791

**國際經濟學**

MEMO # 100903220072493024 828 # 1-888-678-6377

Executed By: JUNE FREEMAN AND JEAN-MARC BLIOUX, AS TENANTS IN THE ENTIRETY To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS DESIGNATED NOMINEE FOR CAPITAL ONE HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
Date of Mortgage: 05/21/2007 Recorded: 06/15/2007 In Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2007000311294 In the County of Queens, State of New York.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC is at 1501 E Voorhees Street, Suite C, Danville, IL 61834, P.O. BOX 2026, FLINT, MI 48501-2026

This Assignment is not subject to the requirements of Section 276 of the Real Property Law because it is an assignment within the secondary mortgage market.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage having an original principal sum of \$76,450.00 with interest, secured thereby, with all moneys now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and provisions therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and the said property unto the said Assignee forever, subject to the terms contained in said Mortgage. IN WITNESS WHEREOF, the assignor has executed these presents the day and year first above written:

On 07-03-2014

By: Scott L. Lamm  
Assistant Secretary

STATE OF Iowa  
COUNTY OF Black Hawk

On the 3rd day of September in the year 2014 before me, the undersigned, personally appeared Scott S. Swenson, Assistant Secretary, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) I (we) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the County of Black Hawk, State of Iowa.

WITNESS my hand and official seal.

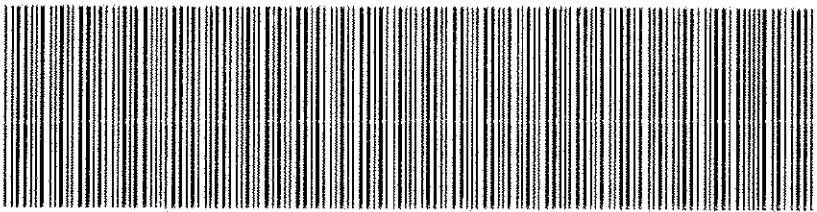
*Rachel Moore*  
RACHEL MOORE  
Notary Expires: 09/23/2016 #764817  
Black Hawk, Iowa



(This area for notarial use)

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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2016011401087002002E115D

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 3**

**Document ID:** 2016011401087002

**Document Date:** 09-03-2014

**Preparation Date:** 01-14-2016

**Document Type:** ASSIGNMENT, MORTGAGE

**Document Page Count:** 2

**PRESENTER:**

RED(VISION) PICK-UP RED (VISION)  
16 COURT STREET 7TH FLOOR SUITE 714  
PARTNERS ABSTRACT 200119-Q  
BROOKLYN, NY 11241  
000-000-0000  
TASHAWNA.BEST@REDVISION.COM

**RETURN TO:**

C/O THE MARGOLIN & WEINREB LAW GROUP,LLP  
165 EILEEN WAY  
SYOSSET, NY 11791

PROPERTY DATA			
Borough	Block	Lot	Unit Address
QUEENS	11240	41	Entire Lot 221-02 114TH AVENUE
<b>Property Type:</b> DWELLING ONLY - 1 FAMILY			

**CROSS REFERENCE DATA**

**CRFN:** 2007000311294

**PARTIES**

**ASSIGNOR/OLD LENDER:**

OCWEN LOAN SERVICING,LLC  
1661 WORTHINGTON ROAD SUITE 100  
WEST PALM BEACH, FL 33409

**ASSIGNEE/NEW LENDER:**

BLACKNOTE CAPITAL,LLC  
P.O. B;OX 125  
DEVAULT, PA 19432

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
<b>TOTAL:</b>	<b>\$</b>	<b>0.00</b>
Recording Fee:	\$	47.00
Affidavit Fee:	\$	0.00

**Filing Fee:**

	\$	0.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**



**CITY OF NEW YORK**

Recorded/Filed 01-22-2016 16:10  
City Register File No.(CRFN):  
2016000022462

*Annette M. Hill*

City Register Official Signature

When Recorded Return To:  
c/o The Margolis + Weinreb Law Group, LLP  
165 Eileen Way  
Syosset, New York 11791

\_\_\_\_\_

Date of Assignment: September 2nd, 2014  
Assignor: OCWEN LOAN SERVICING, LLC at 1681 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409  
Assignee: BLACKNOTE CAPITAL, LLC at P.O. BOX 125, DEVALT, PA 10432  
Executed By: JUNE FREEMAN and JEAN-MARC BLOUX, AS TENANTS IN THE ENTIRETY To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS DESIGNATED NOMINEE FOR CAPITAL ONE HOME LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
Date of Mortgage: 08/21/2007 Recorded: 08/15/2007 in Book/Real Lib: N/A Page/Folio: N/A as Instrument No.: 2007000311294 in the County of Queens, State of New York.

Property Address: 221-02 114TH AVENUE, CAMBRIA HEIGHTS, NY 11411

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage having an original principal sum of \$78,450.00 with interest, secured thereby, with all moneys now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and provisions therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's interest under the Mortgage.

OCWEN LOAN SERVICING, LLC  
On 09-03-2014

STATE OF Iowa  
COUNTY OF Black Hawk

On the 3rd day of September in the year 2014 before me, the undersigned, personally appeared Scott Swanson. Authorized Signer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the County of Black Hawk, State of Iowa.

WITNESS my hand and official seal.

*Rachel Moore*  
RACHEL MOORE  
Notary Expires: 06/23/2018 #764817  
Black Hawk, Iowa



(This area for notarial use)

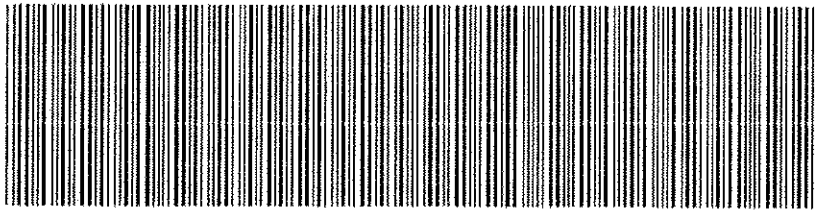
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## MORTGAGE SCHEDULE

Which mortgage was assigned to Ocwen Loan Servicing, LLC by assignment dated September 3, 2014 which assignment will be simultaneously recorded with the within instrument.

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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2016011401087003002ED160

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 3**

**Document ID:** 2016011401087003

**Document Date:** 09-03-2014

**Preparation Date:** 01-14-2016

**Document Type:** ASSIGNMENT, MORTGAGE

**Document Page Count:** 2

**PRESENTER:**

RED(VISION) PICK-UP RED (VISION)  
16 COURT STREET 7TH FLOOR SUITE 714  
PARTNERS ABSTRACT 200119-Q  
BROOKLYN, NY 11241  
000-000-0000  
TASHAWNA.BEST@REDVISION.COM

**RETURN TO:**

C/O THE MARGOLIN & WEINREB LAW GROUP,LLP  
165 EILEEN WAY  
SYOSSET, NY 11791

Borough	Block	Lot	PROPERTY DATA	
			Unit	Address
QUEENS	11240	41	Entire Lot	221-02 114TH AVENUE
<b>Property Type:</b> DWELLING ONLY - 1 FAMILY				

**CROSS REFERENCE DATA**

**CRFN:** 2007000311294

**PARTIES**

**ASSIGNOR/OLD LENDER:**  
BLACKNOTE CAPITAL, LLC  
P.O. BOX 125  
DEVAULT, PA 19432

**ASSIGNEE/NEW LENDER:**  
CROSBY CAPITAL USA LLC  
C/O KENNER CUMMINGS, 828 HIMMARSHEE STREET  
FORT LAUDERDALE, FL 33312

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
<b>TOTAL:</b>	\$	0.00
Recording Fee:	\$	47.00
Affidavit Fee:	\$	0.00

**Filing Fee:**

Filing Fee:	\$	0.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 01-22-2016 16:10

City Register File No.(CRFN):  
2016000022463



*Gina M. Hill*

City Register Official Signature

When Recorded Return To:  
The Margolin + Weinreb Law Group, LLP  
105 Eileen Way  
Syosset, New York 11791

[illegible]

Assignor: BLACKNOTE CAPITAL, LLC at P.O. BOX 125, DEVAULT, PA 18632.  
Assignee: CROSBY CAPITAL USA LLC, A DELAWARE COMPANY at c/o KENNER CUMMINGS, 828  
HIMMARSHEE STREET, FORT LAUDERDALE, FL 33312.

Executed by: JUNE FREEMAN and JEAN-MARC BLIOUX, AS TENANTS IN THE ENTIRETY TO: MERS AS  
NOMINEE FOR CAPITAL ONE HOME LOANS, LLC  
Date of Mortgage: 06/21/2007 Recorded: 08/06/2007 In Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.:  
2007000311264 In Queens County, State of New York.

- Assigned Wholly by MERS AS NOMINEE FOR CAPITAL ONE HOME LOANS, L.L.C. TO BLACKNOTE CAPITAL L.L.C. Dated: \_\_\_\_\_ Document to be recorded concurrently herewith

\* See schedule annexed  
District/Section/Block/Lot - 11240-41

Property Address: 221-02 114TH AVENUE, JAMAICA QUEEN, NY 11411

This Assignment is not subject to the requirements of Section 275 of the Real Property Law because it is an assignment within the secondary mortgage market.

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN and NO/100th DOLLARS and other good and valuable consideration, paid to the above named Assignor, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above named Assignees, the said Mortgage having an original principal sum of \$78,450.00 with interest, secured thereby, together with all moneys now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and provisions therein contained, and the said Assignor hereby grants and conveys unto the said Assignees, the Assignor's interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and also the said property unto the said Assignee forever, subject to the terms contained in said Mortgage. IN WITNESS WHEREOF, the assignor has executed these presents the day and year first above written.

BLACKNOTE CAPITAL, LLC  
On 11-16-07

By: [Signature]  
Marc Troilo, President

STATE OF PA  
COUNTY OF BUCKS

On 11/16/15 before me, Colleen Cooper, a Notary Public in and for  
Puget Sound in the State of WA, personally appeared  
\_\_\_\_\_ personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed, signed, sealed, and delivered the same in his/her/their authorized  
capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument, and that such individual(s) made such appearance before me  
undersigned in the County of Puget Sound State of WA

WITNESS my hand and official seal.

Colin A. Allen  
Notary Public, State of New York

Notary Expires: 8/18/18  
State of PA County of  
(This area for notarial seal)

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Cotton Cooper, Notary Public  
Perkasie Boro, Bucks County  
My Commission Expires Aug. 18, 2018  
PENNSYLVANIA ASSOCIATION OF NOTARIES



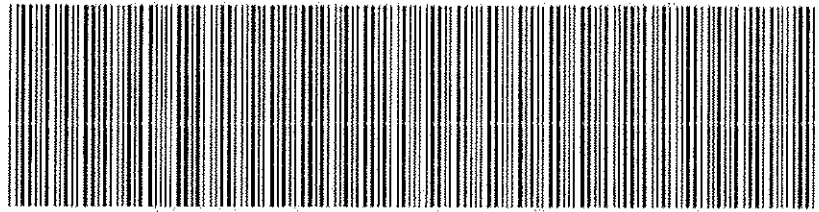
#### MORTGAGE SCHEDULE

Which mortgage was assigned to Oswen Loan Servicing, LLC by assignment dated September 3, 2014 which assignment will be simultaneously recorded with the within instrument.

Which mortgage was further assigned to Blacknote Capital, LLC by assignment dated September 3, 2014 which assignment will be simultaneously recorded with the within instrument.

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2016011401087004002E11D5

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID:** 2016011401087004

**Document Date:** 11-16-2015

**Preparation Date:** 01-14-2016

**Document Type:** ASSIGNMENT, MORTGAGE

**Document Page Count:** 3

**PRESENTER:**

RED(VISION) PICK-UP RED (VISION)  
16 COURT STREET 7TH FLOOR SUITE 714  
PARTNERS ABSTRACT 200119-Q  
BROOKLYN, NY 11241  
000-000-0000  
TASHAWNA.BEST@REDDVISION.COM

**RETURN TO:**

GUSTAVIA HOME,LLC  
C/O THE MARGOLIN & WEINREB LAW GROUP,LLP  
165 EILEEN WAY SUITE 101  
SYOSSET, NY 11791

Borough	Block	Lot	PROPERTY DATA	
			Unit	Address
QUEENS	11240	41	Entire Lot	221-02 114TH AVENUE
<b>Property Type:</b> DWELLING ONLY - 1 FAMILY				

**CROSS REFERENCE DATA**

**CRFN:** 2007000311294

**PARTIES**

**ASSIGNOR/OLD LENDER:**  
CROSBY CAPITAL USA LLC  
469 SEVENTH AVENUE  
NEW YORK, NY 10001

**ASSIGNEE/NEW LENDER:**  
GUSTAVIA HOME,LLC  
104 SE 8TH AVENUE  
FORT LAUDERDALE, FL 33301

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
<b>TOTAL:</b>	<b>\$</b>	<b>0.00</b>
Recording Fee:	\$	52.00
Affidavit Fee:	\$	0.00

Filing Fee:	\$	0.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00



**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 01-22-2016 16:10  
City Register File No.(CRFN):  
2016000022464

*Gnante McMill*

City Register Official Signature

County: Queens

Block: 11240  
Lot: 41

Assignment of Mortgage without Covenant-  
Individual or Corporation (Single Sheet)

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-  
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

**KNOW THAT**

Crosby Capital USA LLC a corporation organized and existing under the laws of the United States of America whose principal place of business is 469 Bayview Avenue, New York, NY 10001, assignor,

in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, paid by

Gustavia Home, LLC, a corporation whose principal place of business is 104 SE 8<sup>th</sup> Avenue, Fort Lauderdale, FL 33301, assignee,

hereby assigns unto the assignee, a certain Mortgage dated May 21, 2007, made by June Freeman and Jean-Marie Bignon to Mortgage Electronic Registration Systems, Inc., as nominee for Capital One Home Loans, LLC its successors and assigns in the principal sum of \$76,450.00 and recorded on June 15, 2007 in CRFN: 2007000311294 in the Office of the New York City Register, County of Queens covering premises known as 221-02 114<sup>th</sup> Avenue, Cambria Heights, NY 11411 which mortgage was assigned to Ocwen Loan Servicing, LLC by assignment dated September 3, 2014 which assignment will be simultaneously recorded with the within instrument. Said mortgage was further assigned to Blackstone Capital, LLC by assignment dated September 3, 2014 which assignment will be simultaneously recorded with this within instrument. Thereafter, said mortgage was assigned to Crosby Capital USA LLC by assignment of mortgage dated November 16, 2015 which assignment will be simultaneously recorded with the within instrument.

Pursuant to Section 321 of the Real Property Law, said mortgage has not been further assigned.

This assignment is not subject to the requirements of Section 275 of the Real Property Law because it is an assignment within the secondary mortgage market.

TOGETHER with the bond or note or obligation described in said mortgage, and the moneys due and to grow due thereon with the interest; TO HAVE AND TO HOLD the same unto the assignee and to the successors, legal representatives and assigns of the assignee forever.

The word "assignor" or "assignee" shall be construed as if it read "assignors" or "assignees" whenever the sense of this instrument so requires.

DATED: 4-22-15

Crosby Capital USA LLC

By: 

Title: 

(General Acknowledgment for documents executed and notarized outside of New York State, except California)

ACKNOWLEDGMENT

State of New York  
County of Queens ss.

On the 22 day of December in the year 2015 before me, the undersigned, personally appeared WALTER REYES, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of New York, State of NY.

Andrew R. Rorab  
Notary Signature

ANDREW RORAB  
Notary Public - State of New York  
No. 0186231574  
Qualified in Queens County  
My Commission Expires Nov. 20, 2018

Assignment of Mortgage  
Without Covenant

TITLE NO.

BLOCK: 11240

LOT: 41

Crosby Capital USA LLC

TO

COUNTY OR TOWN: Queens  
PROPERTY ADDRESS:  
221-02 114<sup>th</sup> Avenue  
Cambria Heights, NY 11411

Gustavia Home, LLC

RECORD AND RETURN TO:

Gustavia Home, LLC  
C/O  
The Margolin & Weisberg Law Group, LLP  
165 Effeten Way, Suite 101  
Syosset, New York 11791